

## REQUEST FOR COUNCIL ACTION

MEETING

DATE: 4-21-03

123-

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-2
ITEM DESCRIPTION: Type III, Phase II Restricted Development #03-05, by Mayo Foundation. The applicant is requesting approval, through the Restricted Development process, for a pharmaceutical drive-up facility on the site. The property is located along the north side of East Circle Drive and west of Stonehedge Drive NE.		PREPARED BY: Mitzi A. Baker, Senior Planner

April 16, 2003

*The Commission approved a Type II Conditional Use Permit to allow Mayo to develop a 51,000 sq. ft. Family Medical Facility on the property. Mayo is also requesting permission to construct a drive through pharmaceutical window through the Restricted Development conditional use permit process since drive through facilities are not a permitted use in the R-1 (Mixed Single Family) district.*

*The driveway access to this property is already in-place. Though construction plans were not approved at 34' width for the opening, it was constructed at 34 feet. Driveway width in excess of 32 feet requires approval by Council.*

### City Planning and Zoning Commission Recommendation:

On March 26, 2003 the City Planning and Zoning Commission considered this request. Mr. Hauessinger moved to recommend approval of Type III, Phase II Restricted Development #03-05, by Mayo Foundation with the staff-recommended findings. Mr. Burke seconded the motion. The motion carried 7-0.

### Planning Staff Recommendation:

See attached staff report dated March 20, 2003.

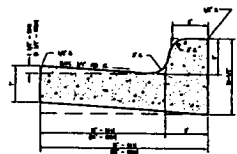
### Council Action Needed:

- 1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution either approving, approving with conditions, or denying this request based upon the criteria included in the staff report.***
- 2. The applicant request waiver of Final Plan per Section 60.532, 6 of the LDM. Staff recommends approval to waive Final Plan. Information being considered is sufficient to demonstrate compliance with applicable regulations and will not interfere with the purpose and intent of the Ordinance.***
- 3. Approve driveway access width at 34 feet.***

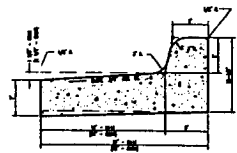
### Distribution:

1. City Administrator
2. City Attorney: Legal Description Attached
3. Planning Department File
4. Applicant: This item will be considered some time after 7:00 p.m. on April 21, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.
5. Yaggy Colby Associates

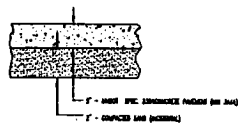
**COUNCIL ACTION:** Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_



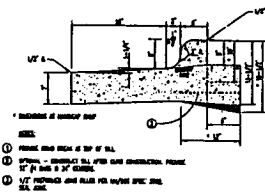
B618 CURB & GUTTER



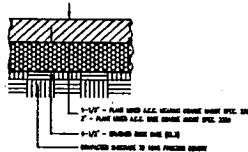
B618 CURB & GUTTER (REJECT)



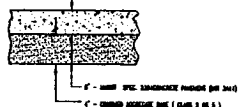
TYPICAL SIDEWALK SECTION



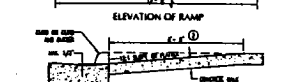
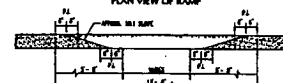
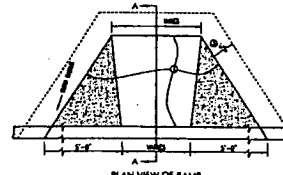
B618 (MODIFIED) REJECT CURB & GUTTER FOR REJECT CURB ALONGSIDE SIDEWALK



BITUMINOUS PAVEMENT SECTION



TYPICAL CONC. PAVEMENT SECTION



NOTE: The curb and gutter shall be 12" high and 12" wide at the top. The curb shall be 12" high and 12" wide at the top. The gutter shall be 12" high and 12" wide at the top. The curb shall be 12" high and 12" wide at the top. The gutter shall be 12" high and 12" wide at the top.

PED. RAMP DETAIL

### CONSTRUCTION NOTES

1. EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. SEE REFERENCE SPEC FOR ALL CONSTRUCTION DETAILS AND SPECIFICATIONS NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DETAILS PRIOR TO BID.
4. THE SPECIFICATIONS ARE PROVIDED BY MARY COLLEGE ASSOCIATES SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS IF BOUND HEREIN.

### UTILITY CONNECTIONS NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY OR RECONSTRUCT ALL EXISTING UTILITY CONNECTIONS AND REGULATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE DETAILS PRIOR TO BID.

### SITE SUMMARY

BUILDING AREA:	27,927 S.F.
IMPERVIOUS SURFACE AREA:	157,746 S.F.
GREENSPACE AREA:	258,195 S.F.
FUTURE BUILDING AREA:	49,800 S.F.
FUTURE IMPERVIOUS SURFACE AREA:	274,590 S.F.
FUTURE GREENSPACE AREA:	191,321 S.F.
TOTAL SITE AREA:	415,961 S.F.
TOTAL SITE ACRES:	9.55 ACRES

BUILDING COVERAGE: 6.7%	GREENSPACE: 62%
PARKING STALLS REQUIRED - 5 PER MED. PROF. 1:35 PROF. - 175 STALLS	PARKING STALLS PROVIDED - 200
CARPORT FLOOR AREA - 50,000 S.F.	FLOOR AREA RATIO - 1.22
FUTURE BUILDING COVERAGE: 12.5%	FUTURE GREENSPACE: 45%
PARKING STALLS REQUIRED - 5 PER MED. PROF. 1:35 PROF. - 290 STALLS	FUT. PARKING STALLS PROVIDED - 290
FUT. CARPORT FLOOR AREA - 50,000 S.F.	FUT. FLOOR AREA RATIO - 1.22

LANDSCAPE REQUIREMENT:	40 FEET
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### LEGAL DESCRIPTION

PART OF THE N 1/2 S 1/2 SW 1/4 SECTION 18, T 187 N, R 12 W OLDMAN COUNTY, MINNESOTA

### OWNER

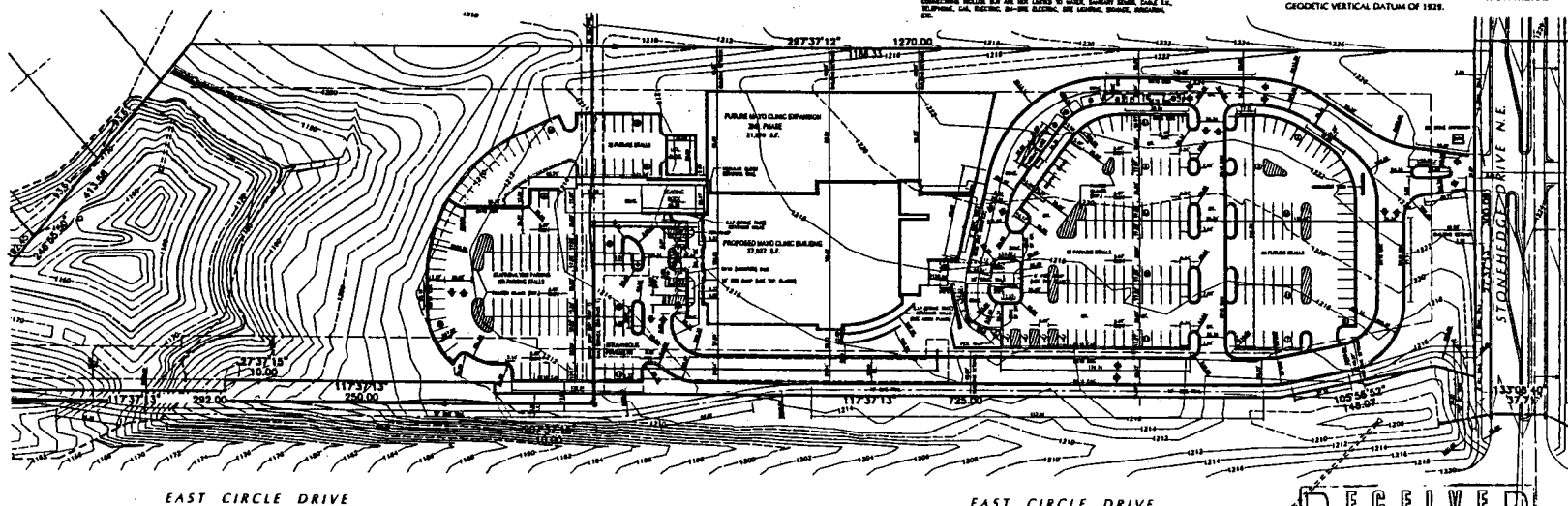
MAYO FOUNDATION  
300 1ST STREET  
ROCHESTER, MN 55905

### BENCH MARKS

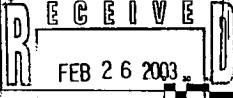
TOP HUT HYD. SW CORNER EAST CIRCLE DRIVE AND ROCKY CREEK DRIVE	EL. 1225.42
TOP HUT HYD. SE CORNER EAST CIRCLE DRIVE AND STONEHEDGE DRIVE	EL. 1225.93
TOP HUT HYD. SOUTH SIDE STONEHEDGE DRIVE	EL. 1225.42
TOP HUT HYD. WEST SIDE STONEHEDGE DRIVE	EL. 1225.93
TOP HUT HYD. SE CORNER STONEHEDGE DRIVE AND RUBY PLACE	EL. 1225.93

### VERTICAL CONTROL

THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.



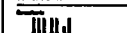
SITE PLAN



MAYO CLINIC



Licensee: Christopher  
360 St. Peter Street, Suite 600  
St. Paul, MN 55102-1996  
651.222.2781



STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

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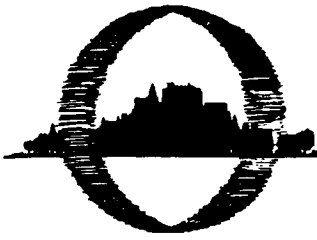
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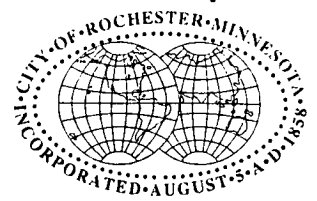
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DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS



# ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF  
*Olmsted*



**TO:** City Planning and Zoning Commission

**FROM:** Mitzi A. Baker, Senior Planner

**DATE:** March 20, 2003

**RE:** Type II Conditional Use Permit and Type III, Phase II Restricted Development #03-05, by Mayo Foundation. The applicant is proposing a 51,000 square foot, 2-story family medical facility in the R-1 zoning district. The applicant is also requesting approval through the Restricted Development process a pharmaceutical drive-up facility on the site. The property is located along the north side of East Circle Drive and west of Stonehedge Drive NE.

**Planning Department Review:**

**Applicant/Owner:**

Mayo Foundation  
200 First Street SW  
Rochester, MN 55905

Attn. Donald DeCramer

**Surveyors/Engineers:**

Yaggy Colby Associates  
717 Third Ave. SE  
Rochester, MN 55904

**Report Attachments:**

1. Land Development Manual Excerpts
2. Referral Comments
3. Copy of Application
4. Letter from Neighbor

**Development Review:**

**Location of Property:**

This property includes approximately 9.55 acres of land located along the northeast side of CR 22/East Circle Drive, westerly of Stonehedge Drive NE and across from the intersection of Rocky Creek Drive NE and East Circle Drive.



**Zoning:** The property is zoned R-1 (Mixed Single Family Residential).

**Proposed Development:** The applicant is proposing to a Medical Facility/Clinic with a drive through facility for pharmaceutical pick up.

**Summary of Application:**

A "Medical Facility" is a Type II Use in the R-1 zoning district. The applicant is also requesting approval for a drive through facility for pharmaceutical pick up. Since drive through facilities are not permitted uses within the R-1 district, the applicant requests approval of a Restricted Development Conditional Use Permit, for the approval of the drive through facility. The Restricted Development allows certain mixtures of land uses which are not allowed within a given zoning district on a permitted or conditional basis can, if regulated, serve both the public interest and allow a more equitable balancing of private interests than that achieved by strict adherence to standard zoning regulations.

Mayo is proposing to develop the property in two phases. The initial phase would include approximately 50,865 sq. ft. of gross floor area, for a floor area ratio of approximately .122. The applicant is requesting approval for a second phase to permit full build-out of the site, which could include up to 88,800 total sq. ft. without further review. Please see the attached plans and site summary for more information. One drive through lane is proposed for pharmaceutical pick up.

This application will need to be revised to provide a complete Site Capacity Calculation for the project. Due to topography and existing features of the site, the total buildable area will be less than the total site area. This will impact the floor area ratios identified in the "Site Summary". Therefore, the Site Summary will need to be corrected, revised and re-submitted. If the total floor area ratio is less than .25, the medical clinic would not require a Type III review and the Planning Commission would be able to approve Phase I and Phase II of the development at this time.

**EXPLANATION OF APPLICATION AND REVIEW PROCEDURE:**

The Restricted Development allows certain mixtures of land uses which are not allowed within a given zoning district on a permitted or conditional basis can, if regulated, serve both the public interest and allow a more equitable balancing of private interests than that achieved by strict adherence to standard zoning regulations. The regulations of this article recognize and provide encouragement for innovation and experimentation in the development of land that would otherwise not be possible under the zoning district regulations established by this ordinance.

Sections 62.706 and 62.708 (1) of the Zoning Ordinance set forth the standards upon which a Restricted Development Preliminary Plan is to be evaluated. The Council shall approve a preliminary plan if it finds that the development has addressed and satisfied all of the applicable criteria, or that a practical solution consistent with the public interest can be incorporated into the final plan. Please see the attached excerpt from the Rochester Zoning Ordinance and Land Development Manual for the applicable criteria.

The staff suggests the following findings for each of the 11 criteria on which the Preliminary Development Plan (Drive Through Pharmaceutical Pick Up) is to be evaluated:

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- a) **Capacity of Public Facilities:** The existing or future planned utilities in the area are adequate to serve the proposed development.
- b) **Geologic Hazards:** There are no known geologic hazards on the property.
- c) **Natural Features:** For developments involving new construction, the arrangement of buildings, paved areas and open space has, to the extent practical, utilized the existing topography and existing desirable vegetation of the site.
- d) **Residential Traffic Impact:** When located in a residential area, the proposed development:
  - 1) Will not cause traffic volumes to exceed planned capacities on local residential streets;
  - 2) Will not generate frequent truck traffic on local residential streets;
  - 3) Will not create additional traffic during evening and nighttime hours on local residential streets;
- e) **Traffic Generation Impact:** The applicant is required to execute a Development Agreement with the City that will outline obligations relative to future traffic improvements and signalization in the area.
- f) **Height Impacts:** For developments involving new construction, the heights and placement of proposed structures are compatible with the surrounding development. The use of the drive through facility will be limited to pharmaceutical pick up, which appears to be complimentary to the proposed medical clinic.
- g) **Setbacks:** For developments involving new construction, proposed setbacks are related to building height and bulk in a manner consistent with that required for permitted uses in the underlying zoning district.
- h) **Internal Site Design:** For developments involving new construction, the preliminary site layout indicates adequate building separation and desirable orientation of the buildings to open spaces, street frontages or other focal points.
- i) **Screening and Buffering:** The drive through facility is a small improvement of the property, compared to the proposed clinic and parking. It is not anticipated that the drive through will generate a need for additional landscaping beyond what is proposed on the Landscaping Plan for the medical clinic.
- j) **Ordinance Requirements:** The proposed development includes adequate amounts of off-street parking and loading areas and, in the case of new construction, there is adequate landscaped area to meet ordinance requirements.
- k) **General Compatibility:** The relationship of the actual appearance, general overall site design should be compatible with the proposed clinic and surrounding area.

In addition, this application is subject to the criteria for all conditional use permits, as identified in Section 61.146. As identified in 61.146, the zoning administrator, Commission, or Council shall approve a development permit authorizing a conditional use unless one or more of the findings with respect to the proposed development is made as identified in 61.146 (see attached).

**Staff Recommendation:**

The following issue should be addressed by the applicant or consultant **prior to taking action** on this application:

- This application will need to be revised to provide a complete Site Capacity Calculation for the project. Due to topography and existing features of the site, the total buildable area will be less than the total site area. This will impact the floor area ratios identified in the "Site Summary". The applicant should submit a completed Site Capacity Calculation and then revise the Site Summary based on the completed calculations. Any other modifications to the application necessary as part of this exercise shall also be provided.

Staff has reviewed the criteria for a Conditional Use Permit, Section 61.146 and regulations applicable to this development. If the above revisions are provided with ample time for staff review, staff would recommend the following modifications or conditions to assure compliance with the Zoning Ordinance and Land Development Manual:

1. ***The Phase II addition may be approved by staff, with no further review before the Planning Commission, so long as the building materials, colors and treatments match those constructed with Phase I, so that Phase II appears as a natural progression of the Phase I construction and the entire building appears as though it were constructed in one phase.***
2. ***Grading and drainage plans must be approved prior to development.***
3. ***A stormwater management fee will be applicable to any areas of this development that do not drain to an approved private on-site detention facility.***
4. ***Prior to development, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, traffic improvements including construction of turn lane(s), pedestrian facilities, right-of-way dedication, controlled access, extension of utilities, contributions for public infrastructure including traffic improvements and future signalizations.***
5. ***Dedication of a pedestrian facilities easement is required for the continuation of the public pedestrian path along East Circle Drive, on a portion of the applicant's private property, prior to development.***
6. ***There shall be a t minimum, a 2 foot wide separation between the bike path and the back of curb for the service drive.***
7. ***The proposed driveway exceeds the 32 foot maximum that is permitted without Council approval. If Council does not approved of the 34 foot wide driveway, the driveway design shall be modified to comply with the 32 foot limit.***

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**STANDARDS FOR EVALUATING THIS PROPOSAL:**

Multiple standards apply to evaluating this application. The following sections of the LDM apply to the review of this application:

- 61.145 **Matters Under Consideration:** The review of a conditional use is necessary to insure that it will not be of detriment to and is designed to be compatible with land uses and the area surrounding its location; and that it is consistent with the objectives and purposes of this ordinance and the comprehensive plan.
- 61.146 **Standards for Conditional Uses:** The zoning administrator, Commission, or Council shall approve a development permit authorizing a conditional use unless one or more of the following findings with respect to the proposed development is made:
- 1) provisions for vehicular loading, unloading, parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create hazards to safety, or will impose a significant burden upon public facilities.
  - 2) The intensity, location, operation, or height of proposed buildings and structures will be detrimental to other private development in the neighborhood or will impose undue burdens on the sewers, sanitary and storm drains, water or similar public facilities.
  - 3) The provision for on-site bufferyards and landscaping does not provide adequate protection to neighboring properties from detrimental features of the development.
  - 4) The site plan fails to provide for the soil erosion and drainage problems that may be created by the development.
  - 5) The provisions for exterior lighting create undue hazards to motorists traveling on adjacent public streets or are inadequate for the safety of occupants or users of the site or such provisions damage the value and diminish the usability of adjacent properties.
  - 6) The proposed development will create undue fire safety hazards by not providing adequate access to the site, or to the buildings on the site, for emergency vehicles.
  - 7) In cases where a Phase I plan has been approved, there is a substantial change in the Phase II site plan from the approved Phase I site plan, such that the revised plans will not meet the standards provided by this paragraph.
  - 8) The proposed conditional use does not comply with all the standards applying to permitted uses within the underlying zoning district, or with standards specifically applicable to the type of conditional use under consideration, or with specific ordinance standards dealing with matters such as signs which are part of the proposed development, and a variance to allow such deviation has not been secured by the applicant.
- 61.147 **Conditions on Approval:** In considering an application for a development permit to allow a Conditional Use, the designated hearing body shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to insure compliance with the criteria of Paragraph 61.146.

**RESTRICTED DEVELOPMENT:**

- 62.706 **Standards for Approval, Preliminary Development Plan:** The Council shall approve a preliminary development plan if it finds that the development has addressed and satisfied all the criteria listed in Paragraph 62.708(1), or that a practical solution consistent with the public interest can be incorporated into the final development plan, or a modification for unmet criteria has been granted as provided for in Paragraph 62.712.
- 62.707 **Standards for Approval, Final Development Plan:** The Council shall grant final approval to a Type III Restricted Development if it finds that, in addition to satisfying the Preliminary Development Plan Standards for Approval listed in the preceding paragraph, the development has satisfied all the applicable criteria listed in Paragraph 62.708(2) or a modification for any unmet criteria has been granted as provided for in Paragraph 62.712.
- 62.708 **Criteria for Type III Developments:** In determining whether to approve, deny, or approve with conditions an application, the Commission and Council shall be guided by the following criteria:

**2) Preliminary Development Plan Criteria:**

- a) **Capacity of Public Facilities:** The existing or future planned utilities in the area are adequate to serve the proposed development.
- b) **Geologic Hazards:** The existence of areas of natural or geologic hazard, such as unstable slopes, sinkholes, floodplain, etc., have been identified and the development of these areas has been taken into account or will be addressed in the Phase II plans.
- c) **Natural Features:** For developments involving new construction, the arrangement of buildings, paved areas and open space has, to the extent practical, utilized the existing topography and existing desirable vegetation of the site.
- d) **Residential Traffic Impact:** When located in a residential area, the proposed development:
  - 1) Will not cause traffic volumes to exceed planned capacities on local residential streets;
  - 2) Will not generate frequent truck traffic on local residential streets;
  - 3) Will not create additional traffic during evening and nighttime hours on local residential streets;
- e) **Traffic Generation Impact:** Anticipated traffic generated by the development will not cause the capacity of adjacent streets to be exceeded, and conceptual improvements to reduce the impact of access points on the traffic flow of adjacent streets have been identified where needed.
- f) **Height Impacts:** For developments involving new construction, the heights and placement of proposed structures are compatible with the surrounding development. Factors to consider include:

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- 1) Will the structure block sunlight from reaching adjacent properties during a majority of the day for over four (4) months out of the year;
  - 2) Will siting of the structure substantially block vistas from the primary exposures of adjacent residential dwellings created due to differences in elevation.
- g) **Setbacks:** For developments involving new construction, proposed setbacks are related to building height and bulk in a manner consistent with that required for permitted uses in the underlying zoning district.
- h) **Internal Site Design:** For developments involving new construction, the preliminary site layout indicates adequate building separation and desirable orientation of the buildings to open spaces, street frontages or other focal points.
- i) **Screening and Buffering:** The conceptual screening and bufferyards proposed are adequate to protect the privacy of residents in the development or surrounding residential areas from the impact of interior traffic circulation and parking areas, utility areas such as refuse storage, noise or glare exceeding permissible standards, potential safety hazards, unwanted pedestrian/bicycle access, or to subdue differences in architecture and bulk between adjacent land uses.
- j) **Ordinance Requirements:** The proposed development includes adequate amounts of off-street parking and loading areas and, in the case of new construction, there is adequate landscaped area to meet ordinance requirements.
- k) **General Compatibility:** The relationship of the actual appearance, general density and overall site design of the proposed development should be compared to the established pattern of zoning, the character of the surrounding neighborhood and the existing land forms of the area to determine the general compatibility of the development with its surroundings.
- 3) **Final Development Plan Criteria:**
- a) **Public Facility Design:** The design of private and public utility facilities meet the requirements and specifications which the applicable utility has adopted.
  - b) **Geologic Hazard:** Engineering means to deal with areas of geologic hazard have been incorporated into the development plan or such areas have been set aside from development.
  - c) **Access Effect:** Ingress and egress points have been designed and located so as to:
    - 1) Provide adequate separation from existing street intersections and adjacent private driveways so that traffic circulation problems in public right-of-ways are minimized;
    - 2) Not adversely impact adjacent residential properties with factors such as noise from accelerating or idling vehicles or the glare of headlights from vehicles entering or leaving the site.

In addition, where the preliminary development plan identified potential problems in the operation of access points, plans for private improvements or evidence of planned public improvements which will alleviate the problems have been provided.

- d) **Pedestrian Circulation:** The plan includes elements to assure that pedestrians can move safely both within the site and across the site between properties and activities within the neighborhood area, and, where appropriate, accommodations for transit access are provided.
- e) **Foundation and Site Plantings:** A landscape plan for the site has been prepared which indicates the finished site will be consistent with the landscape character of the surrounding area.
- f) **Site Status:** Adequate measures have been taken to insure the future maintenance and ownership pattern of the project, including common areas, the completion of any platting activities, and the provision of adequate assurance to guarantee the installation of required public improvements, screening and landscaping.
- g) **Screening and Bufferyards:** The final screening and bufferyard design contains earth forms, structures and plant materials which are adequate to satisfy the needs identified in Phase I for the project.
- h) **Final Building Design:** The final building design is consistent with the principles identified in preliminary development plan relative to Height Impact, Setbacks, and Internal Site Design.
- i) **Internal Circulation Areas:** Plans for off-street parking and loading areas and circulation aisles to serve these areas meet ordinance requirements in terms of design.
- j) **Ordinance Requirements:** The proposed development is consistent with the requirements of the underlying zoning district for similar uses in regards to signage and other appearance controls, and with general standards such as traffic visibility and emergency access.

62.712 **Modifications:** The Council may waive the need to satisfy certain approval criteria during the Type III review if it finds:

- 1) The applicant has demonstrated that the plan as submitted adequately compensates for failing to address the criterion in question.
- 2) The strict application of any provision would result in exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property, provided the modification may be granted without substantial detriment to the public good and without substantially impairing the purposes of this ordinance or the policies of the Land Use Plan.

# ROCHESTER

— Minnesota —

133

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 3/14/03

The Department of Public Works has reviewed the application for Restricted Development Plan #03-05 for the Mayo Family Clinic Northeast proposal. The following are Public Works comments on this proposal:

1. A City-Owner Contract has been approved for the extension of watermain & hydrants to serve this property.
2. Grading & Drainage Plan approval is required for this project, prior to final plan approval.
3. Storm water management is intended to be provided by existing privately constructed detention facilities. A Storm Water Management fee will be applicable to any areas of this development that do not drain to an approved private on-site detention facility.
4. Prior to Final Plan approval, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, traffic improvements including construction of turn-lane(s), pedestrian facilities, right-of-way dedication, controlled access, the extension of utilities for adjacent properties, and contributions for public infrastructure.
5. Dedication of a pedestrian facilities easement is required for the continuation of the public pedestrian path along East Circle Drive, on a portion of the applicant's private property.
6. The proposed driveway exceeds the 32 foot maximum that is allowed, without Council approval.
7. There shall be at a minimum, a 2 foot wide separation between the bikepath and the back of curb for the service drive.

Development related charges applicable to this Property will be addressed in the Development Agreement.

134



The hand to reach for...  
DAVID A. KAPLER  
Fire Chief

DATE: March 19, 2003

TO: Jennifer Garness, Planning

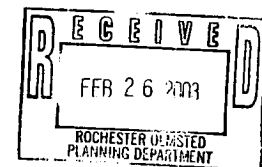
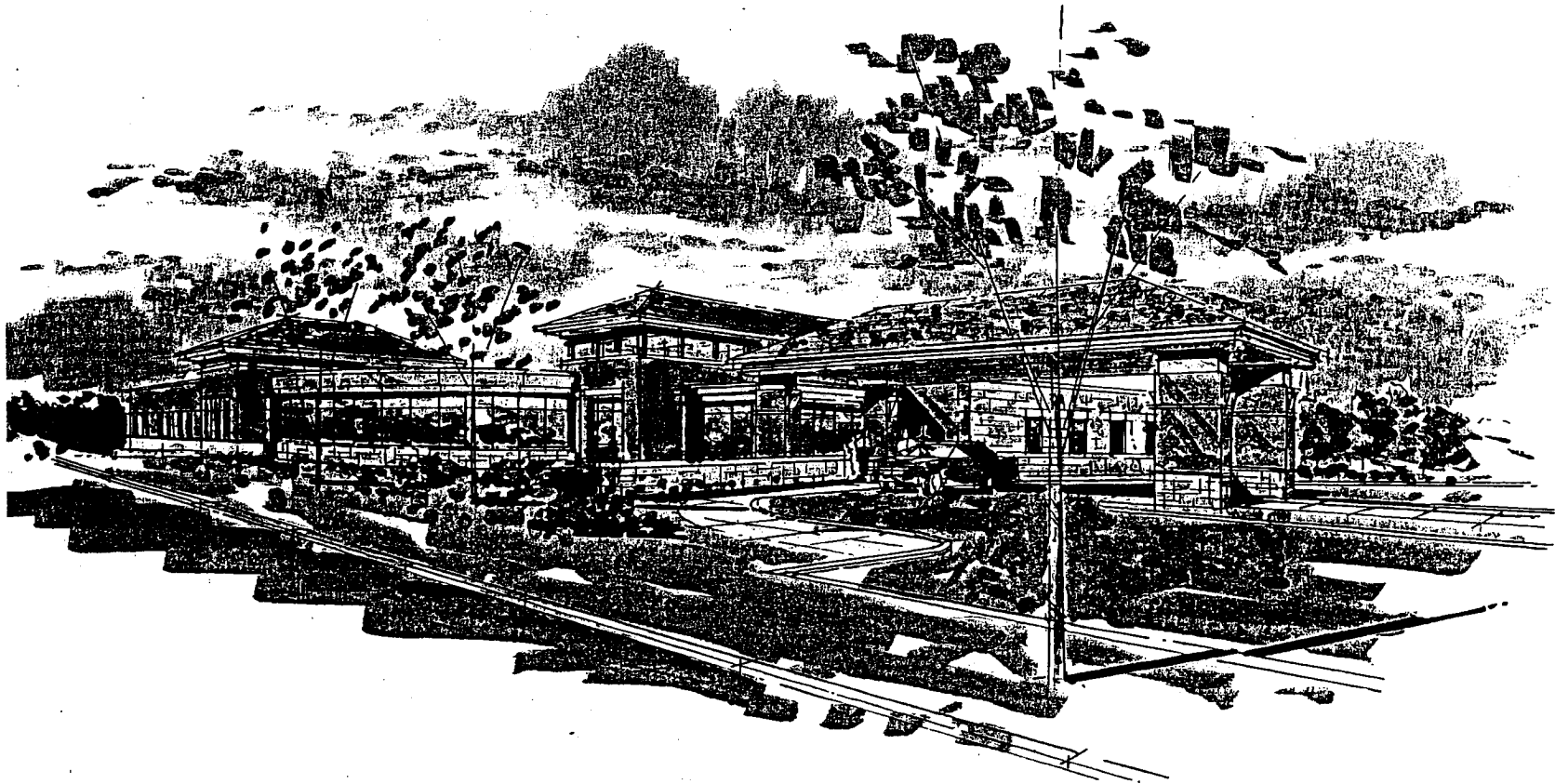
FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Mayo Family Clinic Northwest  
(Revised Letter) Type II Conditional Use Permit, Type III Phase II Restricted  
Development Plan #03-05

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
  - ~~One additional Fire Hydrant will be required on the East side of the building. Three on-site fire hydrants will be required for this project.~~
  - After further review and discussions, the proposed hydrant layout will be adequate for protection of this building.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division  
Mayo Foundation – Attn: Donald Decramer – Facilities Project Services – 200 First St SW –  
Rochester, MN 55905  
Yaggy Colby Associates – 717 3<sup>rd</sup> Ave SE – Rochester, MN 55904



MAYO FAMILY CLINIC NORTHEAST

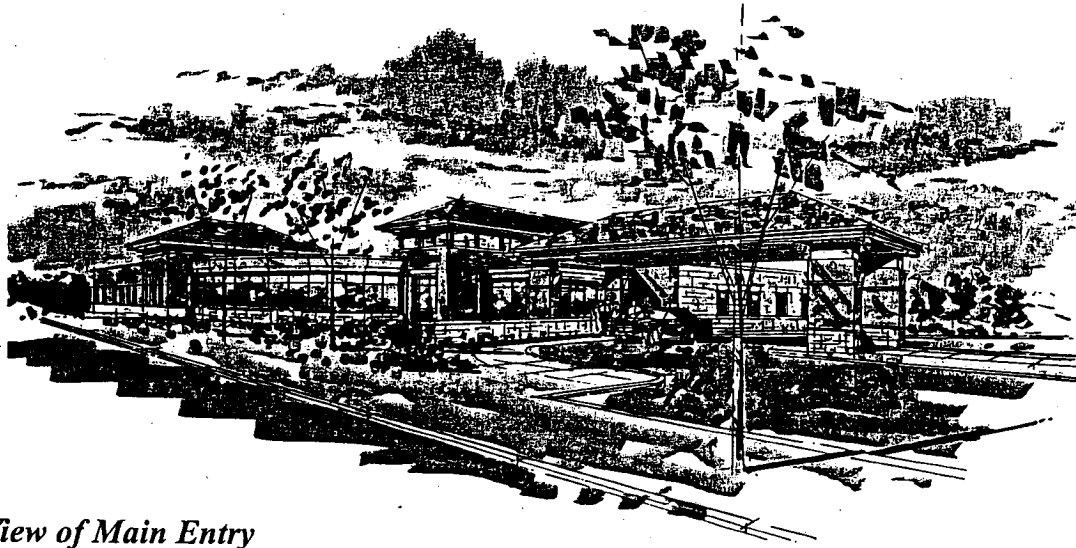
February 26, 2003



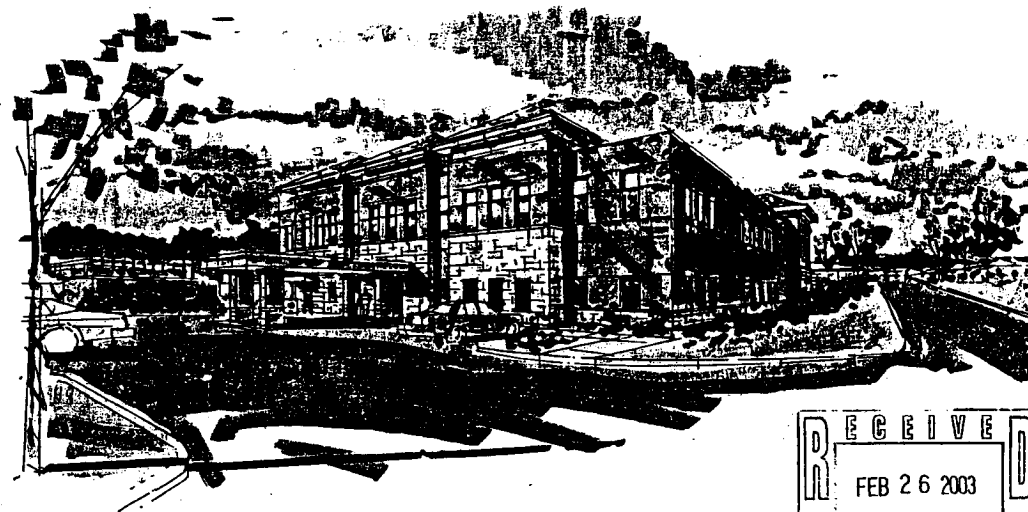
135

*Exterior Images*

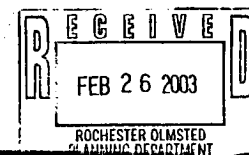
136



*View of Main Entry*



*View of West Elevation &  
Lower Level Entry*



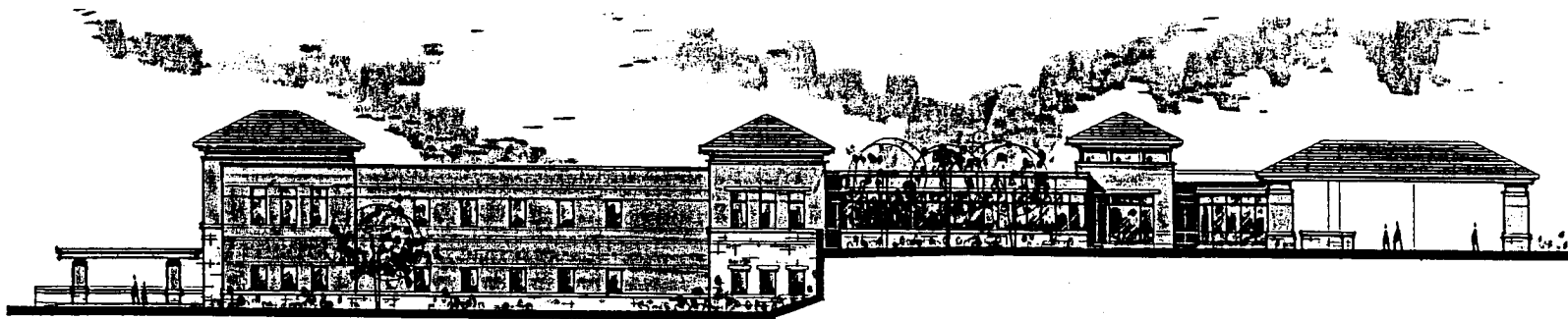
**MAYO FAMILY CLINIC NORTHEAST**

*February 2003*

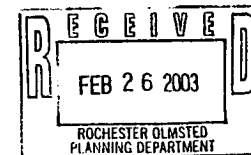




*East Elevation*



*South Elevation*



**MAYO FAMILY CLINIC NORTHEAST**

*February 2003*



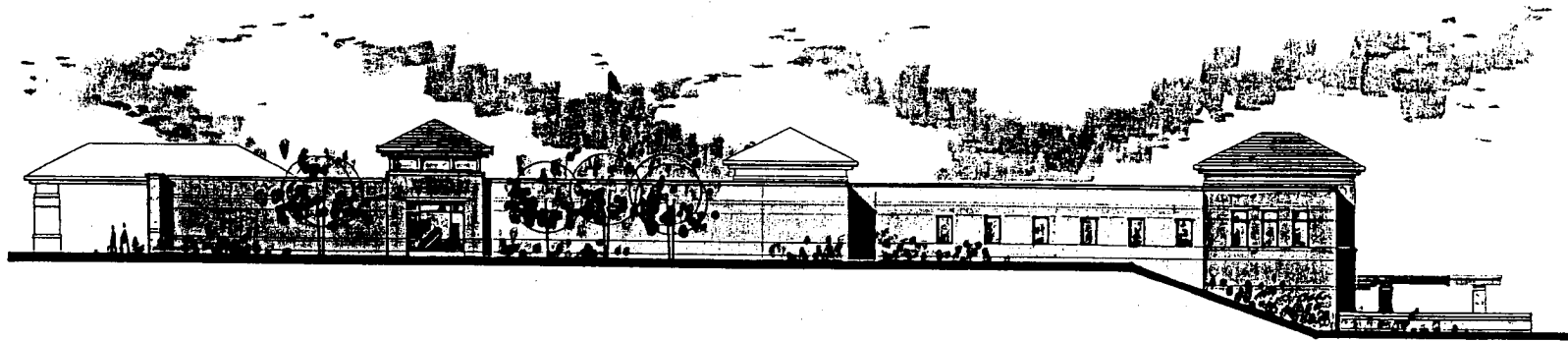
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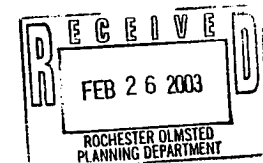
132



*West Elevation*



*North Elevation*



**MAYO FAMILY CLINIC NORTHEAST**

*February 2003*



## SITE SUMMARY

Phase  
I

BUILDING AREA:	27,927 S.F.
IMPERVIOUS SURFACE AREA:	157,766 S.F.
GREENSPACE AREA:	258,195 S.F.

Phase  
I + II  
TOTAL

FUTURE BUILDING AREA:	49,800 S.F.
FUTURE IMPERVIOUS SURFACE AREA:	224,590 S.F.
FUTURE GREENSPACE AREA:	191,371 S.F.

TOTAL SITE AREA:	415,961 S.F.
TOTAL SITE ACREAGE:	9.55 ACRES

Phase  
I

BUILDING COVERAGE: 6.7%	GREENSPACE: 62%
PARKING STALLS REQUIRED - 5 PER MED. PROF. / 35 PROF. = 175 STALLS	
PARKING STALLS PROVIDED - 200	HANDICAP SPACES - 7
GROSS FLOOR AREA - 50,865 S.F.	FLOOR AREA RATIO - .122

Phase  
I + II  
TOTAL

FUTURE BUILDING COVERAGE: 12%	FUTURE GREENSPACE: 46%
PARKING STALLS REQUIRED - 5 PER MED. PROF. / 58 PROF. = 290 STALLS	
FUT. PARKING STALLS PROVIDED - 298	FUT. HANDICAP SPACES - 7
FUT. GROSS FLOOR AREA - 88,800 S.F.	FUT. FLOOR AREA RATIO - .213

R-1  
Zoning  
Standards

ZONING CLASSIFICATION:	R-1
EXTERIOR LIGHTING REGULATION STANDARD:	R
SIGN REGULATION STANDARD:	A
EXTERIOR STORAGE REGULATION STANDARD:	T
SITE LOCATION REQUIREMENT	D
BUFFERYARD INDICATOR:	III
SETBACK REQUIREMENTS:	
REQUIRED FRONT YARD:	40 FEET
MIN. REQUIRED SIDE YARD:	40 FEET
MIN. SUM OF SIDE YARDS:	40 FEET
MIN. REAR YARD:	40 FEET
LANDSCAPE REQUIREMENT:	40%
FLOOR AREA RATIO:	
TYPE 1:	.25
TYPE 3:	.40
HEIGHT REQUIREMENTS:	35' MAX.

## LEGAL DESCRIPTION

PART OF THE N 1/2 SW 1/4  
SECTION 19, T 107 N, R 13 W  
OLMSTED COUNTY, MINNESOTA

## OWNER

MAYO FOUNDATION  
200 1ST. STREET  
ROCHESTER, MN 55905

140

# SYMBOLS LEGEND

- PROPOSED SPOT ELEVATIONS  
(7' BENCHMARK ELEVATION)
- EXISTING ELEVATIONS
- PROPOSED GRADING CONTOURS
- PROPOSED CURB AND GUTTER
- STABILIZED VEHICLE EXH. (IN PLACE, 80 PACE 1, H.E.)
- WOOD PIER BLANKET (IN PLACE, 80 PACE 1, H.E.)
- TOPSOIL STOCKPILE AREA
- PERMANENT TRAIL HAZ (IN PLACE, 80 PACE 1, H.E.)
- SILT FENCE (IN PLACE, 80 PACE 1, H.E.)

## LEGAL DESCRIPTION

PART OF THE N 1/4 OF SEC 14  
SECTION 18, T 147 N, R 13 W  
CLATSOP COUNTY, OREGON

## OWNER

MAYO FOUNDATION  
300 1ST STREET  
ROCHESTER, MINN. 55901

## CONSTRUCTION NOTES

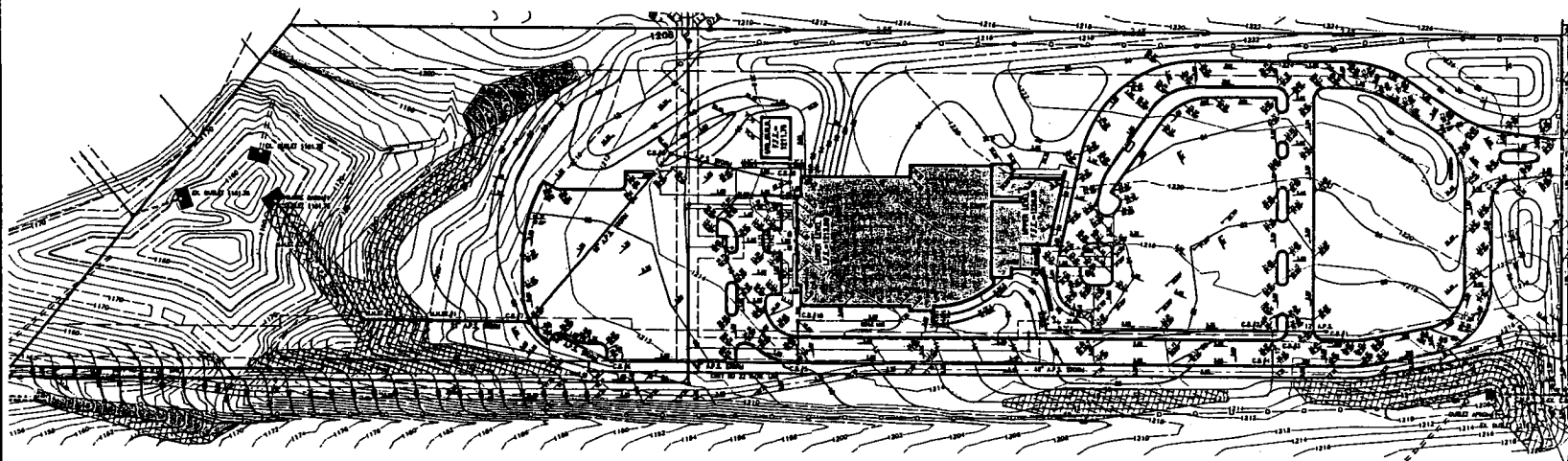
- EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE MAINTAINED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING SPECIFICATIONS FOR CONSTRUCTION.
- SOIL IMPROVEMENT, CONSTRUCTION, AND THE MAINTENANCE OF ALL EROSION CONTROL MEASURES ARE CRITICAL TO AVOIDANCE OF EROSION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL EROSION AND POLLUTION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- SEE REFERENCE SPEC. FOR ALL CONSTRUCTION DETAILS ON SPECIFICATIONS NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DETAILS PRIOR TO BID.

## BENCHMARKS

- TOP MUT HYD. SW CORNER EAST CIRCLE DRIVE AND ROCKY CREEK DRIVE
- TOP MUT HYD. SE CORNER EAST CIRCLE DRIVE AND STONEHEDGE DRIVE EL. 1224.03
- TOP MUT HYD. SOUTH SIDE STONEHEDGE DRIVE +7-250 FEET WEST OF RUBY PLACE EL. 1235.42
- TOP MUT HYD. SE CORNER STONEHEDGE DRIVE AND RUBY PLACE EL. 1228.93

## VERTICAL CONTROL

EL. 1228.61  
THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



EAST CIRCLE DRIVE



GRADING PLAN



MAYO CLINIC

BWBR  
ARCHITECTS

LEAD ARCHITECT  
360 St. Peter Street, Suite 600  
St. Paul, MN 55102-1996  
612.222.3701

PROJECT MANAGER  
360 St. Peter Street, Suite 600  
St. Paul, MN 55102-1996  
612.222.3701

ALICIA B. GARDING  
1000 1st Ave. S.E.  
Rochester, MN 55901

TALENT  
COUNTY  
MINN.

1. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

DATE: FEB 26 2009

PROJECT NO. 08-0080

DATE: FEB 26 2009

PROJECT NO. 08-0080

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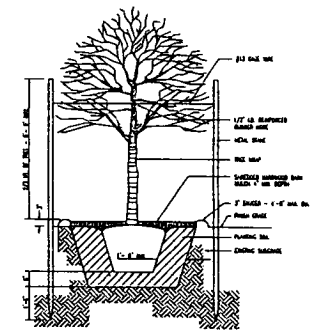
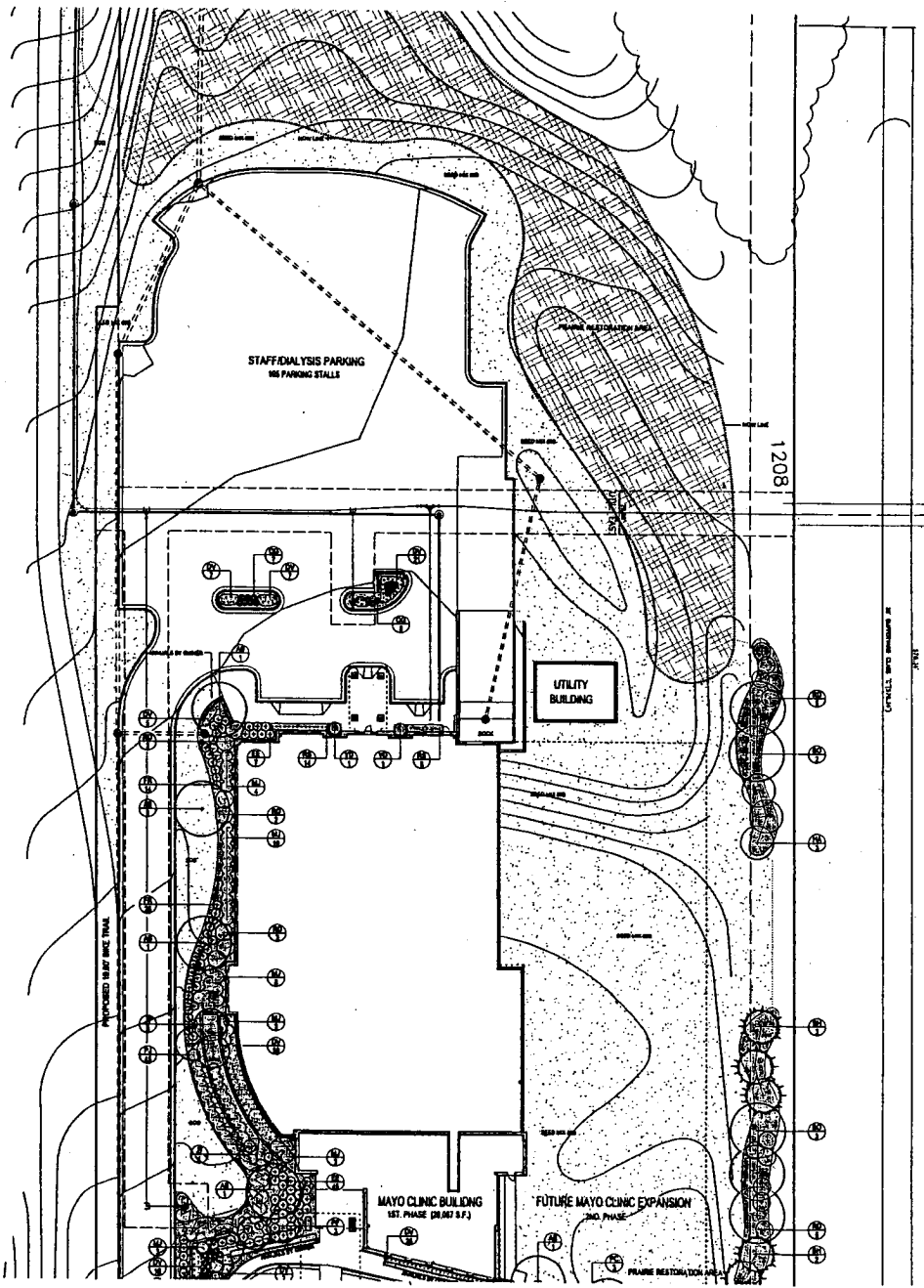
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PROJECT NO. 08-0080

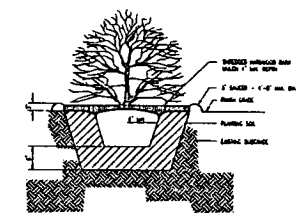
DATE: FEB 26 2009



142



TYPICAL TREE PLANTING DETAIL  
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE

MAYO CLINIC

**B W B R**  
ARCHITECTS

Lawrence Cummings  
360 So. Peace Street, Suite 600  
Saint Paul, MN 55102-1906  
651.222.3701

Project:  
Site:  
Date: 01/18/02  
By: J. J. J.

Client: MAYO CLINIC  
Project: MAYO CLINIC EXPANSION  
Site: 1000 E. 6TH AVE. S.E. ST. LOUIS, MO.

Scale: 1\"/>

Notes: 1. This plan is for the site of the proposed expansion of the Mayo Clinic. The existing site plan is shown for reference only. The proposed expansion is shown in red. The existing site plan is shown in black.

Sheet: 1 of 1  
Date: 01/18/02  
By: J. J. J.

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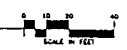
Scale: 1\"/>

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Sheet: 1 of 1  
Date: 01/18/02  
By: J. J. J.

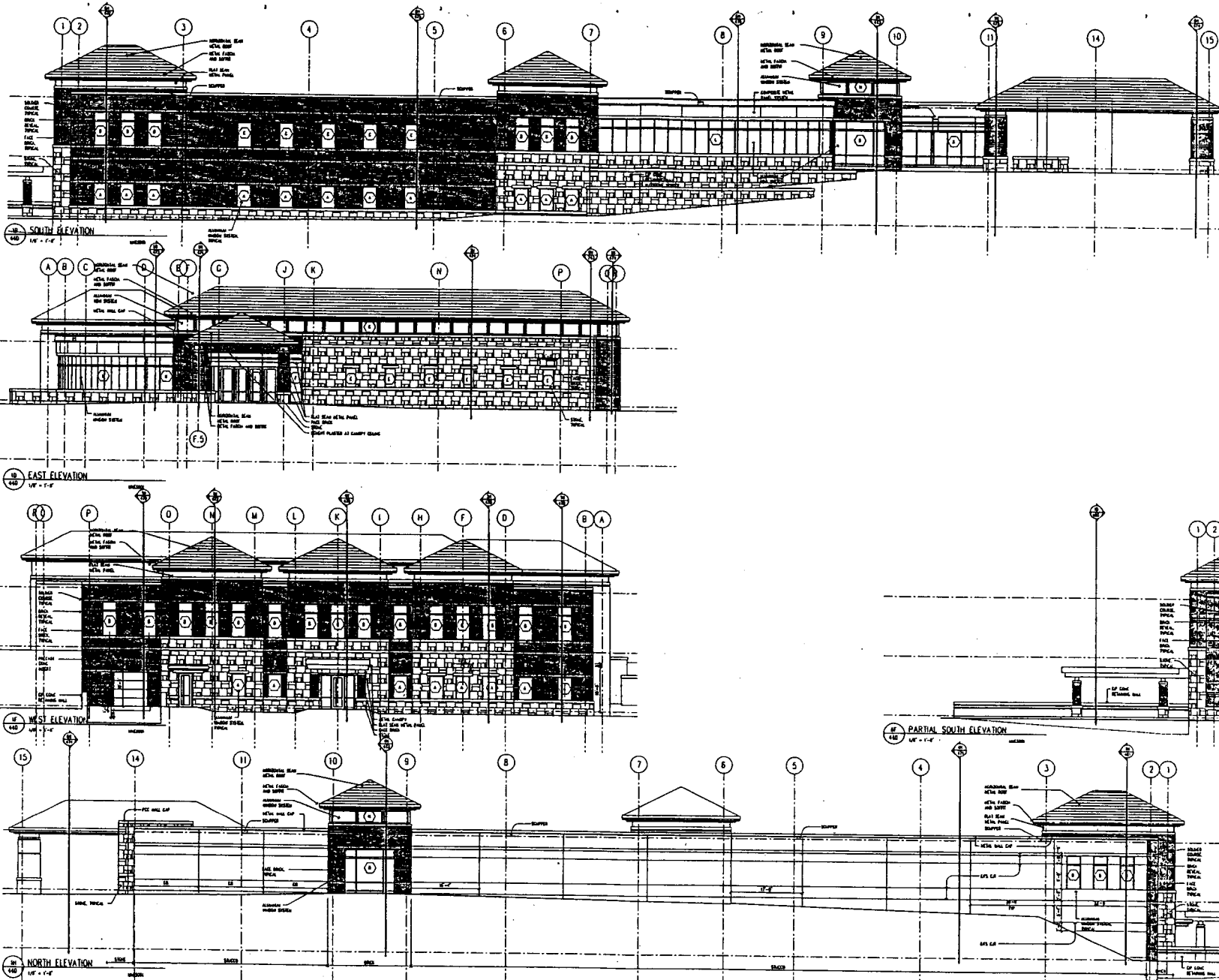


LANDSCAPING PLAN



C5.0

Copyright BWR Architects



MAYO CLINIC



Lawrence Cummings  
360 So. Pine Street, Suite 600  
St. Paul, MN 55102-1996  
651.222.3701

**BWB R**  
ALL CITY BUILDINGS  
1990 CASE, P.C.  
11100 HAWLEY RD. SW  
ST. PAUL, MN 55128  
651.222.3701

**BWB R**  
B. W. B. R. ARCHITECTS  
P. W. B. R. ARCHITECTS  
P. W. B. R. ARCHITECTS

**BWB R**  
B. W. B. R. ARCHITECTS  
P. W. B. R. ARCHITECTS  
P. W. B. R. ARCHITECTS



1/4" = 1'-0"

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

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DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

**RECEIVED**  
FEB 26 2003  
ROCHESTER OLIMPIE  
PLANNING DEPARTMENT

FEB 14, 2003

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

REVISIONS

DATE: FEB 14, 2003

BY: [Signature]

440

Copyright BWB R Architects

143

144

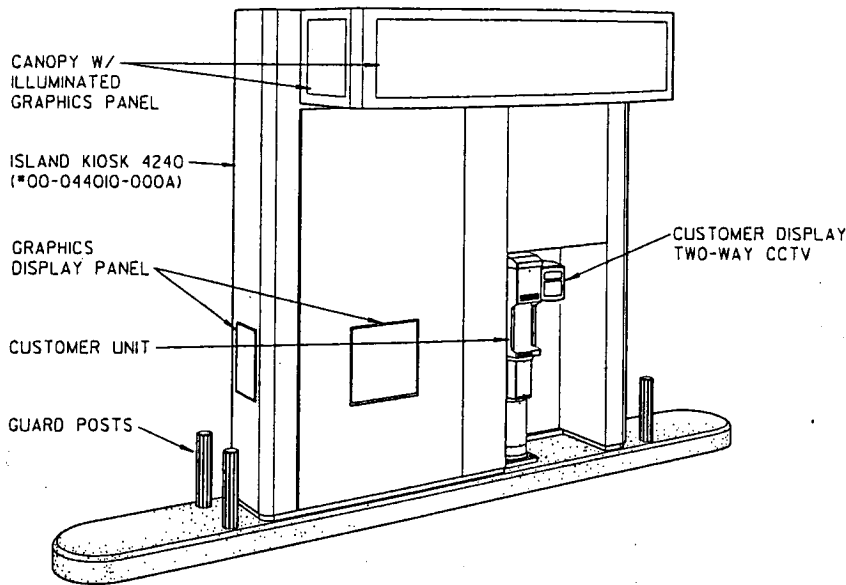
L4661883

**DIEBOLD®**

# DIEBOLD DRIVE-THRU ISLAND KIOSK AND CANOPY 4220 FOR PNEUMATIC TUBE SYSTEMS

CALL 1-800-999-3600

DIMENSIONS IN MILLIMETRES  
(DIMENSIONS IN FEET-INCHES)



PERSPECTIVE

## SPECIFICATIONS

### SITE CONDITIONS

CONCRETE ISLAND TO BE LEVEL AND CLEAN.

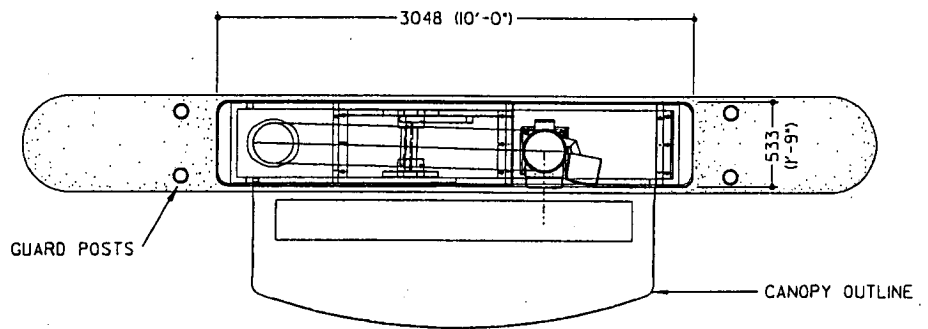
GRADE 8 ANCHOR BOLTS (1/2" X 10") 12 X 254 (LOCALLY OBTAINED) FOR THE KIOSK TO BE INSTALLED IN THE CONCRETE ISLAND.

### ELECTRICAL

120 VAC POWER SOURCE REQUIRED FOR BACK-LIGHTING OF GRAPHICS PANEL IN CANOPY.

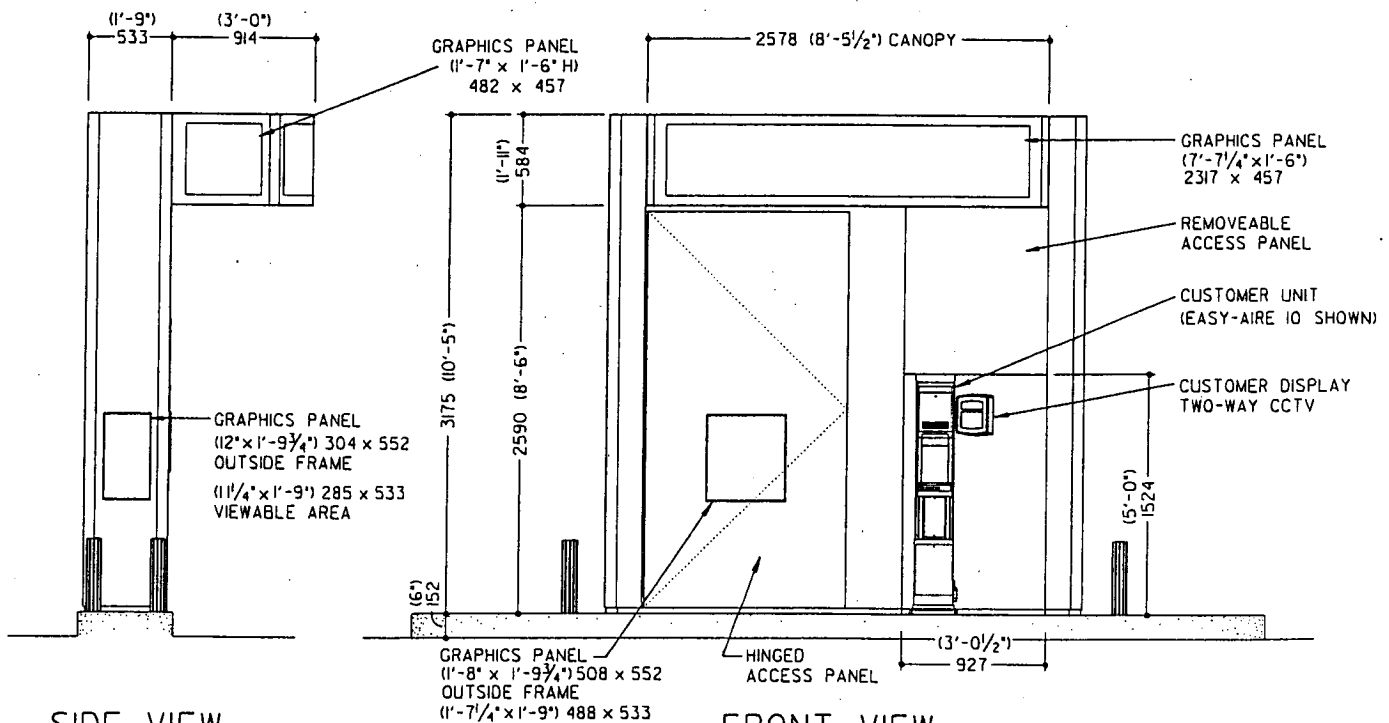
### KIOSK MATERIAL

FINISH: PAINTED ALUMINUM MATERIAL.



PLAN

NOTE: CANOPY PART OF KIOSK



SIDE VIEW

FRONT VIEW

145 -

2379 Jade Place NE  
Rochester MN 55906-5421  
March 16, 2003

Rochester-Olmsted Planning Department  
2122 Campus Drive SE, Suite 100  
Rochester MN 55904-4744

Dear City Planning and Zoning Commission:

We have received notice of Type II Conditional Use Permit and Type III, Phase II Restricted development # 03-05, by Mayo Foundation.

We have two concerns:

1. Our immediate concern is with the traffic that would be generated by the drive-up pharmacy in addition to the normal flow of clients to and from the medical facility. With access from Circle Drive, the traffic to use this convenient pharmacy service rather than go "downtown" could be significant. This would bring two businesses, both generating traffic, into a residential district. A bottleneck to traffic flow onto and off Stonehedge Drive from the proposed Mayo facility can easily ensue. Pollution from vehicles waiting to turn into and out of the Mayo facility can negatively impact air quality.
2. After this facility is opened for a few years and client numbers increase, will Mayo be able to add additional floors without Stonehedge resident approval? Is there a parking garage as part of the plan ( and if so how high can it get)? If this is conditional use permit is approved we would want a covenant that any increase in size be approved by a majority of voters in Stonehedge Estates. Although a two story building in that space could work, additional stories in future expansions would not be acceptable to us.

Sincerely yours

Dennis De Lorme

Connie De Lorme

Mr. Burke explained that, when property is annexed, it gives the City the opportunity to work on long-range planning.

Discussion ensued regarding the annexation process and development.

Mr. Svenby stated that the property falls within the Urban Service Area.

**The motion carried 7-0.**

Annexation Petition #03-10 by First Baptist Church to annex approximately 57.51 acres of land located along the north side of Salem Road SW (CSA# 25), west of Salem Road Covenant Church and west of the proposed Bamber Valley Estates development. The property is located in a part of the NW ¼ of Section 5 and a part of the NE ¼ of Section 8 Rochester Township.

Mr. Brent Svenby presented the staff report, dated March 18, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

**Ms. Petersson moved to recommend approval of Annexation Petition #03-10 by First Baptist Church. Mr. Burke seconded the motion. The motion carried 7-0.**

**INCENTIVE DEVELOPMENT FINAL PLAN:**

Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X to permit additions to the existing facility that would exceed the permitted floor area ratio in the zoning district. The property is bounded by 14<sup>th</sup> Street NW on the north, 13<sup>th</sup> Avenue NW on the west, 12<sup>th</sup> Street NW on the south and 12<sup>th</sup> Avenue NW on the east.

**Mr. Quinn moved to continue Type III, Phase III Incentive Development Final Plan #02-50 by Church of St. Pius X as requested by staff and the applicant. Ms. Petersson seconded the motion. The motion carried 7-0.**

**PUBLIC HEARINGS:**

\* Type II Conditional Use Permit AND Type III, Phase II Restricted Development #03-05, by Mayo Foundation. The applicant is proposing a 51,000 square foot, 2-story family medical facility in the R-1 zoning district. The applicant is also requesting approval through the Restricted Development process a pharmaceutical drive-up facility on the site. The property is located along the north side of East Circle Drive and west of Stonehedge Drive NE.

Mr. Brent Svenby presented the staff report, dated March 20, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department. He stated that the Commission would need to make two separate motions.

Ms. Wiesner asked how the property got larger.

Mr. Svenby responded that the legal description was incorrect, as well as some calculations.

Discussion ensued regarding the floor area ratio (FAR).

Mr. Haeussinger asked about a traffic analysis being done.

Mr. Svenby responded that Mr. Charlie Reiter, Transportation Planner, didn't think it was necessary at this time.

Mr. Svenby stated that he received a letter today at 4:30 p.m. and gave it to the Commissioners.

The applicant's representative, Don DeCramer, Facilities Engineer, addressed the Commission. He resides at 2720 Ridgewood Court SE, Rochester MN. He explained that the plans before the Commission only showed Phase I.

Ms. Wiesner asked what the height of the building would be.

Mr. DeCramer responded that it would be a two-story structure.

Discussion ensued regarding the elevation of the buildings.

Ms. Wiesner asked if he could live with a 32-foot drive.

Mr. DeCramer responded yes.

Mr. Svenby stated that the Type II application would not be heard by the City Council. He explained that the City Council would only act on the Restrictive Development, which is for the drive-up pharmaceutical facility. He indicated that staff plans to ask for a 34-foot wide curb cut, since it was already constructed.

**With no one else wishing to be heard, Ms. Wiesner closed the public hearing.**

Mr. Staver noted his working relationship with Mayo.

**Mr. Haeussinger moved to approve Type II Conditional Use Permit by Mayo Foundation with the staff-recommended findings and conditions. Mr. Burke seconded the motion. The motion carried 7-0.**

**CONDITIONS:**

- 1. The Phase II addition may be approved by staff, with no further review before the Planning Commission, so long as the building materials, colors and treatments match those constructed with Phase I, so that Phase II appears as a natural progression of the Phase I construction and the entire building appears as though it were constructed in one phase.**
- 2. Grading and drainage plans must be approved prior to development.**
- 3. A stormwater management fee will be applicable to any areas of this development that do not drain to an approved private on-site detention facility.**
- 4. Prior to development, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not**

limited to, stormwater management, traffic improvements including construction of turn lane(s), pedestrian facilities, right-of-way dedication, controlled access, extension of utilities, contributions for public infrastructure including traffic improvements and future signalizations.

5. Dedication of a pedestrian facilities easement is required for the continuation of the public pedestrian path along East Circle Drive, on a portion of the applicant's private property, prior to development.
6. There shall be a t minimum, a 2 foot wide separation between the bike path and the back of curb for the service drive.
7. The proposed driveway exceeds the 32 foot maximum that is permitted without Council approval. If Council does not approved of the 34 foot wide driveway, the driveway design shall be modified to comply with the 32 foot limit.

Mr. Haeussinger moved to recommend approval of Type III, Phase II Restricted Development #03-05, by Mayo Foundation with the staff-recommended findings. Mr. Burke seconded the motion. The motion carried 7-0.

Amended Preliminary Plat #02-21 to be known as Stonebridge by Exemplar, Inc. Money Purchase Pension Plan. The Plat proposes to subdivide approximately 26.37 acres of land into 67 lots for single family development and 3 outlots. The plat also dedicates the right of way for new public roadways. The property is located along the west side 36<sup>th</sup> Avenue SE (County Road 109) and south of College View Road (County Rd. 9).

Mr. Brent Svenby presented the staff report, dated March 19, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Quinn asked what the use would be for the other three outlots.

Mr. Svenby showed where the outlots were located. Outlot A would be privately maintained and has a wetland on it, Outlot B is also a wetland, and Outlot C would be a private roadway in the future.

Mr. Svenby stated that his recommended conditions included a mid-block pedestrian connection. However, the applicant does not believe it is possible so they will be asking the Council to waive it in the future.

The applicant's representative, Josh Johnson of McGhie and Betts, Inc. (1648 Third Avenue SE, Rochester MN), addressed the Commission. He stated that the applicant does not agree with staff-recommended condition number 1 with regard to Outlot A having a 30 foot opening. He explained that it would be privately owned and maintained by the homeowner's association and does not believe it needs to be that wide.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Ms. Petersson moved to recommend approval of Amended Preliminary Plat #02-21 to be known as Stonebridge by Exemplar, Inc. Money Purchase Pension Plan with the staff-recommended findings and conditions. Mr. Ohly seconded the motion. The motion